

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
DECEMBER 29, 2015

FINAL

Chairman Robert Drinkall called the meeting to order at 6:30 p.m., and welcomed those present.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Kim Jensen
Commissioner Lisa Watts Baskin
Commissioner Ted Knowlton
Commissioner Kent Kirkham
Commissioner Stephen Garn

EXCUSED: Council Member Ryan Mumford, Sherrie Christensen, Senior City Planner;
Andrea Bradford, Minutes Secretary.

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic
Development Director; Connie Larson, Minutes Secretary.

OTHERS PRESENT: Scott Sloan, Shauna Sloan, Brent Sloan, Sarah Sloan, Summer Alvey,
Aaron Alvey, Randy Cassidy, Christopher Robinson, Bill Gaskill, and Logan Johnson.

1. PUBLIC COMMENTS

At 6:35 p.m., the public hearing was opened by Chairman Robert Drinkall.

Brent Sloan, 1185 East Elk Hollow Road, North Salt Lake, stated he has been a resident of North Salt Lake for four years. He is concerned about the proposed gas station being located at the gateway to North Salt Lake, and the appearance it will give. He said the residential village at this location is a good opportunity to soften the tone for the community and create a mixed use area. A gas station reinforces an industrial use, and will reduce the property value. He would also like to see the signage reduced in this area. He suggested a softer retail use similar to 900 South and 900 East in Salt Lake City.

Based upon recollection Commission Chairman Drinkall closed the public hearing at 6:45 p.m.

2. CONSIDERATION OF A PROPOSED SITE PLAN EAGLEWOOD VILLAGE C-
STORE LOCATED AT THE NORTHWEST CORNER OF EAGLEGATE DRIVE AND
ORCHARD DRIVE-WRIGHT DEVELOPMENT GROUP, APPLICANT

Ken Leetham, Assistant City Manager and Community and Economic Development Director, displayed the revised site plan for the C-Store located at the northwest corner of Eaglegate Drive and Orchard Drive. The changes to the site plan are:

1. Improved walkway between the existing residential development to the east and the C-Store.
2. Area for pedestrian access and walkability has been improved.
3. Parking in rear of store.

Mr. Leetham explained he would like to have a village atmosphere in this area, but several years ago when the Development Agreement was negotiated with the city, the specific land uses to be permitted were identified as part of the P-District Rezone. Convenience Store and Gas Station are listed as permitted uses. The Development Agreement states that the maximum sign height is 8 foot tall monument signs, unless a deviation is approved by the City Planning Director and Developer. The applicant is requesting a deviation to the height limit in consideration of the particular use and improved sign design. The proposed sign is 24 feet high.

Commissioner Knowlton asked how many apartment units are in the Eaglewood Village. Mr. Leetham replied there are 410 units, and the store is a permitted use in the Development Agreement. Commissioner Baskin stated she was on the City Council when this project started. The original agreement was approved on June 12, 2007, and revisions to the agreement were made in 2010, and on August 2, 2011. There were 160 residential units, with 131 units on the northwest side. There are 252 condominiums in the tower. There was to be 120,000 square feet of retail space, and the site plan renderings show there was no gas station. The economy failed, and the property was left vacant. On December 21, 2010 an amendment took three items away.

Those items were:

1. Phased in development.
2. Allowance for widening of street.
3. Allowance for 214 condominiums or apartments, and landscaping on Eagleridge Drive.

Commissioner Baskin said even though the market failed, this did not change the requirements for a first class, integrated walkable community.

Mr. Leetham explained the gas station is listed as a permitted use in the Development Agreement. The question is how to balance the two. Commissioner Baskin said there were significant geotechnical and drainage issues in the development which were addressed at considerable expense. She asked if there is a way to adjust the permitted use for what is the generalized use.

Commissioner Knowlton commented the permitted use, site design, and development agreements are vague. The preliminary design plan is for the south property on Eaglegate Drive north of the street frontage that is highly walkable. While there is a lack of clarity in the design language, the proposal is not consistent with the site plan in the development agreement.

Commissioner Baskin asked for an example of a "P" District that doesn't have a permitted use. Mr. Leetham explained the purpose of the "P" District is to give flexibility for a mixture of uses. It is required to go through the General Development Plan approval process. After the General Development Plan is approved, a zone change process is entered into. The development agreement is prepared, and the zone change is made. Unfortunately, a design tool guideline was not included in the Development Agreement.

Logan Johnson, Wright Development, suggested moving the building closer to the street, but this would hurt the core businesses of the building. A large amount of parking is required by code, and the needs of the tenant must be balanced. Parking would need to be limited for the pedestrian access. He said his group is unwilling to make changes that are not required by code, and is unclear what needs to be done to have the gas station approved.

Commissioner Baskin asked the application if the red brick on the building is negotiable. Mr. Johnson said he is open to change the brick. Commissioner Baskin asked if a traffic study has been done on the roundabout at Eaglegate Drive. She was concerned that Eaglegate Drive would be able to handle the increase in traffic, and that a traffic bottleneck at this location would occur. Commissioner Kirkham recalled that a traffic study was done at the time of the General Development Plan approval, and the roundabout can handle the traffic for the development proposed at the time of approval.

Chairman Drinkall asked if a new development could cause blighted C-Store development properties further north on Highway 89. Mr. Leetham replied he is not aware of an analysis on this question.

Commissioner Knowlton explained the basic concept of zoning is to have consistency. This is a development agreement with a preliminary site plan with a walkable community. The 400 residential units are based on a walkable concept. The amenity is the street, and the 400 units were built on this design concept included in the development agreement.

Commissioner Jensen expressed appreciation for the work and effort of Logan Johnson, and the changes made. She expressed concern about the walkability of the area. She stated she does not approve of the gas station.

Commissioner Garn expressed concern of what the ramifications will be to the City if there is opposition to rejecting the gas station. Mr. Leetham said the applicant can appeal the decision to the City Council within ten days if it is denied. Commissioner Garn gave the example of gas stations in California where the buildings are required to face the street, and the gas pumps are hidden, which helps with the blight of the gas station. If this were done here, there would probably be a pedestrian problem.

Commissioner Knowlton made a motion to deny the site plan approval for the Eaglewood Village C-Store at 34 West Eaglegate Drive, based on the following findings:

- 1. Proposed development is not consistent with Exhibit B preliminary site plan as referenced in the Development Agreement entered into on June 12, 2007.**
- 2. The development is not consistent with the development agreement, addendum 1, which states “such Project shall be developed and constructed as an attractive, integrated and walkable community, with office and retail elements in the areas designated on the Site Plan.” a entered into on December 21, 2010.**

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Drinkall, Baskin, and Knowlton. Council Member Mumford was excused.

Commissioner Kirkham asked if there is a way to redesign the landscaping so that it would hide the C-Store. Commissioner Knowlton explained gas stations can work in walkable settings. Commissioner Baskin commented that rustic brick does not fit with the envisioned and established design aesthetic in this location.

- 3. CONSIDERATION OF A PROPOSED SITE PLAN FOR LEE’S MARKET LOCATED AT APPROXIMATELY 600 NORTH REDWOOD ROAD. BILL GASKILL-CSC
REDWOOD HOLDINGS L.C., APPLICANT**

The Planning Commission viewed the proposed site plan for Lee’s Market that is part of the proposed Foxboro Marketplace General Development Plan. Mr. Leetham explained there are no explicit design standards for this use that is to be built on 4.5 acres in the C-H Zone. Phase One is for the grocery store that will be 48,000 square feet. The landscaping plan was viewed that meets City requirements. The applicant is aware of the architecture standards the City adopted, which requires horizontal articulation every 100 feet in linear width, vertical articulation each 30 feet in height, and parapet variation every 60 feet of linear width. This store will be a great enhancement to the Foxboro area and to Redwood Road.

Commissioner Kirkham asked if Redwood Road is able to facilitate the traffic for this store. Mr. Leetham explained Redwood Road will be able to accommodate the traffic, and there will be a connection on Cutler Drive to 900 North that will also facilitate traffic. A purchase of property on Cutler Drive was just negotiated that will allow this road to be extended, and will be very helpful to manage traffic flow.

Commissioner Garn asked if 53-foot trailers will be able to negotiate the roundabout on Foxboro Drive when making deliveries to the store. Mr. Leetham replied changes will be made to either the street or the roundabout. The trucks will probably access the store through Cutler Drive, but they will need to pass through the roundabout.

Bill Gaskill, 358 Rio Grande, #200, Salt Lake City, is representing the applicant, and he stated that this is the first phase of the development. He said there is not a lot of space for delivery trucks, and so they will enter off of Cutler Drive, and then make a “U” turn. The island on Cutler Drive at the roundabout is a drivable curve and trucks can drive over it without damage. If Cutler Drive extends north, the trucks could enter Cutler Drive from 900 North and Redwood Road intersection. Mr. Leetham reported on January 5, 2016, the City will seek approval from the City Council to purchase property to complete Cutler Drive and extend it to 900 North. Mr. Gaskill said it is hoped to have the store completed by Thanksgiving of 2016.

Christopher Robinson, partner in the entity and developer of the property, said Center Street Company has owned the property for some time now. A large portion of the property was sold for the construction of Legacy Highway and the development of the Foxboro Subdivision for homes. One year ago it was intended to form a venture of this type of store with a mixed use development planned. Mr. Gaskill and Mr. Robinson will work together on this project to jointly plan the retail and residential components. Lee’s Market is an Associated Foods Company, and owns stores in Cache Valley and Ogden. Mr. Robinson said when the curb and gutter was installed on Redwood Road; an acceleration and deceleration lane was added for access to the site and Foxboro Drive.

Commissioner Knowlton said the General Development Plan has two pieces that are to be approved, but it is not known what the other piece is. Mr. Robinson explained there are 14.42 acres of land for this development, and nine acres are for the shopping center pads. The five acres on the north side of the store will be for multi-family use.

Commissioner Baskin made a motion to open discussion on Item 4 - Discussion of General Development Plan for Foxboro Marketplace located at approximately 600 North Redwood Road. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Drinkall, Baskin, and Knowlton. Council Member Mumford was excused.

4. DISCUSSION ITEM - GENERAL DEVELOPMENT PLAN FOR FOXBORO
MARKETPLACE LOCATED AT APPROXIMATELY 600 NORTH REDWOOD ROAD.
BILL GASKILL-CSC REDWOOD HOLDINGS L.C., APPLICANT

Ken Leetham displayed site plans of both parcels for Lee’s Market and the multi-family use. The north parcel has a courtyard, plaza, and 3 story multifamily apartments. Mr. Robinson explained the design for the multi-family use in an “L” shape so the building will have protection from the wind and from the sun in the summer. There will be direct access with a pedestrian walkway to the supermarket. Mr. Robinson reported that at the DRC meeting, Craig Black, Police Chief, provided feedback on the layout and interior design of the hallways to enhance the safety of the residents in the event of an emergency.

Commissioner Baskin made a motion to recommend to the City Council approval the proposed site plan for Lee's Market located at 600 North Redwood Road with the following findings and conditions:

Findings:

1. The proposed use is a permitted use in the General Commercial Zone;
2. Sufficient parking is being provided for proposed use; and
3. The proposed use meets all requirements of the Development Code.

Conditions:

1. Submittal of redline corrections: structure dimensions, parking table, tree spacing, and parking lot crosswalk;
2. Modify elevations to meet design standards, as noted in staff report;
3. Submittal of final landscape plan with irrigation system, lighting plan, and drainage plan prior to building permit issuance.

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Drinkall, Baskin, and Knowlton. Council Member Mumford was excused.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of December 8, 2015 were reviewed and approved.

Commissioner Garn made a motion for the Planning Commission to approve the minutes of December 8, 2015 with the corrections noted. Commissioner Baskin seconded the motion; the motion was approved by Commissioners Jensen, Kirkham, Garn, Drinkall, and Knowlton. Council Member Mumford was excused.

6. NEXT MEETING

The next Planning Commission meeting will be held on Tuesday, January 12, 2016 at 6:30 p.m.

7. ADJOURN

At 8:00 p.m., Chairman Drinkall adjourned the meeting.



Chairman



Secretary